ADDRESS NEW OWNER:
Duston Ward

555 N. Dupont Ave., Unit B-27
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 12/06/07 10:46 2 pgs
Fees:13.00 Taxes:180.53
20071206-0141297

SEND TAX BILL TO:
Countrywide Home Loans
P.O. Box 660694
Dallas, TX 75266-0694

MAP & PARCEL NOS.:
043100A03000CO

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Coordination Plus, LLC, a Tennessee limited liability company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Duston Ward, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Situated in Davidson County, Tennessee, described as follows, to-wit:

Unit B-27 (B200), Madison Park Condos, 555 Dupont Avenue, Madison, Tennessee, as of record in Plat Book 5200, Page 178-182, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being a part of the same property conveyed to Coordination Plus, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20070712-0083154, Register's Office for Davidson County, Tennessee.

This is property with a common address of 555 N. Dupont Ave., Unit B-27, Madison, TN 37115.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being paid by Grantor; 2) The Plan of Record in Book 5200, Pages 179-182, said Register's office and all matters therein; 3) Master Deed of record in Book 5462, Page 614 as corrected in Book 5608, Page 551, as amended in Book 8014, Page 416, said Register's Office; 4) By-Laws of record in Book 5462, Page 625 as amended in Book 10895, Page 319, said Register's Office; 5) Stormwater Detention Agreement of record in Book 6160, Page 607, said Register's Office.

VNP

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $48,793.00.

Affiant

Subscribed and sworn before me this 4th day of December, 2007.

My Commission Expires: 9-19-09

Notary Public

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **4th** day of **December, 2007**.

Coordination Plus, LLC

By: Virginia N. Pitts, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared VIRGINIA N. PITTS with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the Chief Manager of COORDINATION PLUS, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Chief Manager.

Witness my hand and official seal at office, this 4th day of December 2007.

Notary Public
My Commission Expires: 11/14/2009

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

File No. 0711-175.wd